

035.A

0002

0018.B

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

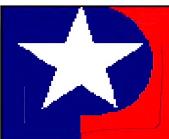
603,800 / 603,800

USE VALUE:

603,800 / 603,800

ASSESSED:

603,800 / 603,800


Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		GARDNER ST, ARLINGTON

OWNERSHIP

Owner 1: WAGNER WARREN L & LYNCH	Unit #:	18
Owner 2: ALLISON		
Owner 3:		

Street 1: 18 GARDNER ST UNIT 18

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Stucco Exterior and 2716 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7618												G6	1.			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	601,400	2,400		603,800		260009
							GIS Ref
							GIS Ref
							Insp Date
							05/25/18

PREVIOUS ASSESSMENT								Parcel ID	035.A-0002-0018.B		!14898!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	102	FV	601,400	2400	.		603,800	Year end	12/23/2021			
2021	102	FV	583,100	2400	.		585,500	Year End Roll	12/10/2020			
2020	102	FV	574,000	2400	.		576,400	576,400 Year End Roll	12/18/2019			
2019	102	FV	525,200	2400	.		527,600	527,600 Year End Roll	1/3/2019			
2018	102	FV	462,800	2400	.		465,200	465,200 Year End Roll	12/20/2017			
2017	102	FV	420,500	2400	.		422,900	422,900 Year End Roll	1/3/2017			
2016	102	FV	420,500	2400	.		422,900	422,900 Year End	1/4/2016			
2015	102	FV	387,500	2400	.		389,900	389,900 Year End Roll	12/11/2014			

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NYBERG JONATHAN	82-82		2/28/2004		375,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/12/2009	338	Wood Dec	12,850						5/25/2018	Measured	DGM	D Mann
									4/27/2005	External Ins	BR	B Rossignol

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

2023

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type: 99	- Condo Conv			Full Bath: 1	Rating: Average																				
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath:	Rating:																				
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																				
Foundation: 2	- Conc. Block			A 3QBth	Rating:																				
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average																				
Prime Wall: 6	- Stucco			A HBth:	Rating:																				
Sec Wall:				OthrFix:	Rating:																				
Roof Struct: 2	- Hip			OTHER FEATURES																					
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average																				
Color: GREEN				A Kits:	Rating:																				
View / Desir:				Frpl:	Rating:																				
GENERAL INFORMATION				WSFlue:	Rating:																				
Grade: C - Average				CONDO INFORMATION																					
Year Blt: 1915	Eff Yr Blt:			Location:																					
Alt LUC:	Alt %:			Total Units:																					
Jurisdict: G10	Fact: .			Floor: 2 - 2nd Floor																					
Const Mod:				% Own: 65.000000000																					
Lump Sum Adj:				Name:																					
INTERIOR INFORMATION				DEPRECIATION																					
Avg Ht/FL: STD				Phys Cond: AV - Average	31.	%	Exterior:																		
Prim Int Wal: 2	- Plaster			Functional:				Interior:																	
Sec Int Wall:				Economic:				Additions:																	
Partition: T	- Typical			Special:				Kitchen:																	
Prim Floors: 3	- Hardwood			Override:				Baths:																	
Sec Floors:				Total: 31	%		Plumbing:																		
Bsmnt Flr: 12	- Concrete						Electric:																		
Subfloor:							Heating:																		
Bsmnt Gar:							General:																		
Electric: 3	- Typical																								
Insulation: 2	- Typical																								
Int vs Ext: S																									
Heat Fuel: 1	- Oil																								
Heat Type: 5	- Steam																								
# Heat Sys: 1																									
% Heated: 100	% AC:																								
Solar HW: NO	Central Vac: NO																								
% Com Wal	% Sprinkled																								
MOBILE HOME				Make:	Model:									Serial #	PARCEL ID				035.A-0002-0018.B						
SPEC FEATURES/YARD ITEMS																									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con							Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	
3	Garage	D	Y	1	10X10	A	AV							1915	40.00	T	40	102				2,400			2,400

